

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22156

Property Information

property address: 209 S TEXAS AVE  
legal description: CITY OF BRYAN, BLOCK 39, LOT 1,2,PT 3 & ADJ ALLEY  
owner name/address: DABBS STATION #2 INC  
PO BOX 786  
BRYAN, TX 77806-0786  
full business name: Robison's Auto Repair  
land use category: Commercial-Retail type of business: Auto Repair  
current zoning: C2 occupancy status: occ  
lot area (square feet): 15625 frontage along Texas Avenue (feet): 125  
lot depth (feet): 125 sq. footage of building: 2644  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): Brick w/ vinyl siding  
building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) Fr=40 ft / 1 side=32 ft / mpside=23 ft / rear=18 ft  
approximate construction date: 1955 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) wood fencing, airport lawns  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use  
# of signs: 1 type/material of sign: Raster on metal pole  
overall condition (specify): fair  
removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) doesn't relate to current business

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 10  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: cracked & patched badly  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

## Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: could close 1 on Texas; there are 3 to go

meet adjacent separation requirements: ☐ yes ☒ no

meet opposite separation requirements: ☒ yes ☐ no

## Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: He does not smell of his

## Outside Storage

☒ yes ☐ no (specify) Ground water pump in 50 gal drums, Calm, Hail  
(Type of merchandise/material/equipment stored)

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dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? NA ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**